

POLICY DIRECTION

Official Community Plan:

- Retain and conserve as much natural vegetation, rock outcrops, existing hydrology, and unique site features as possible, including Garry Oaks, other large trees, and significant vegetation.
- Respect the existing topography, minimizing the need for cut and fill, major blasting, or tall retaining walls.



Restrict the volume of rock removed on a property, distinguishing small versus large properties

Require an arborist report

Require a wildlife survey for blasting between Mar 15 - Aug 15 (Wildlife Act)

Require pre- and post-blast topographic surveys to confirm rock volume.

ROCK BLASTING & BREAKING

- **Blasting** is the the use of explosives, or chemicals, for the purpose of moving, displacing or breaking rock or other material
- **Rock-breaking** is the removal of boulders or bedrock from land by drilling, percussive breaking (not hammering), or splitting, but excluding blasting
- A **blaster** is a person who is the holder of a valid, applicable Blaster's Certificate issued by a recognized regulator. In BC, WorkSafeBC certifies blasters and regulates blasting activities



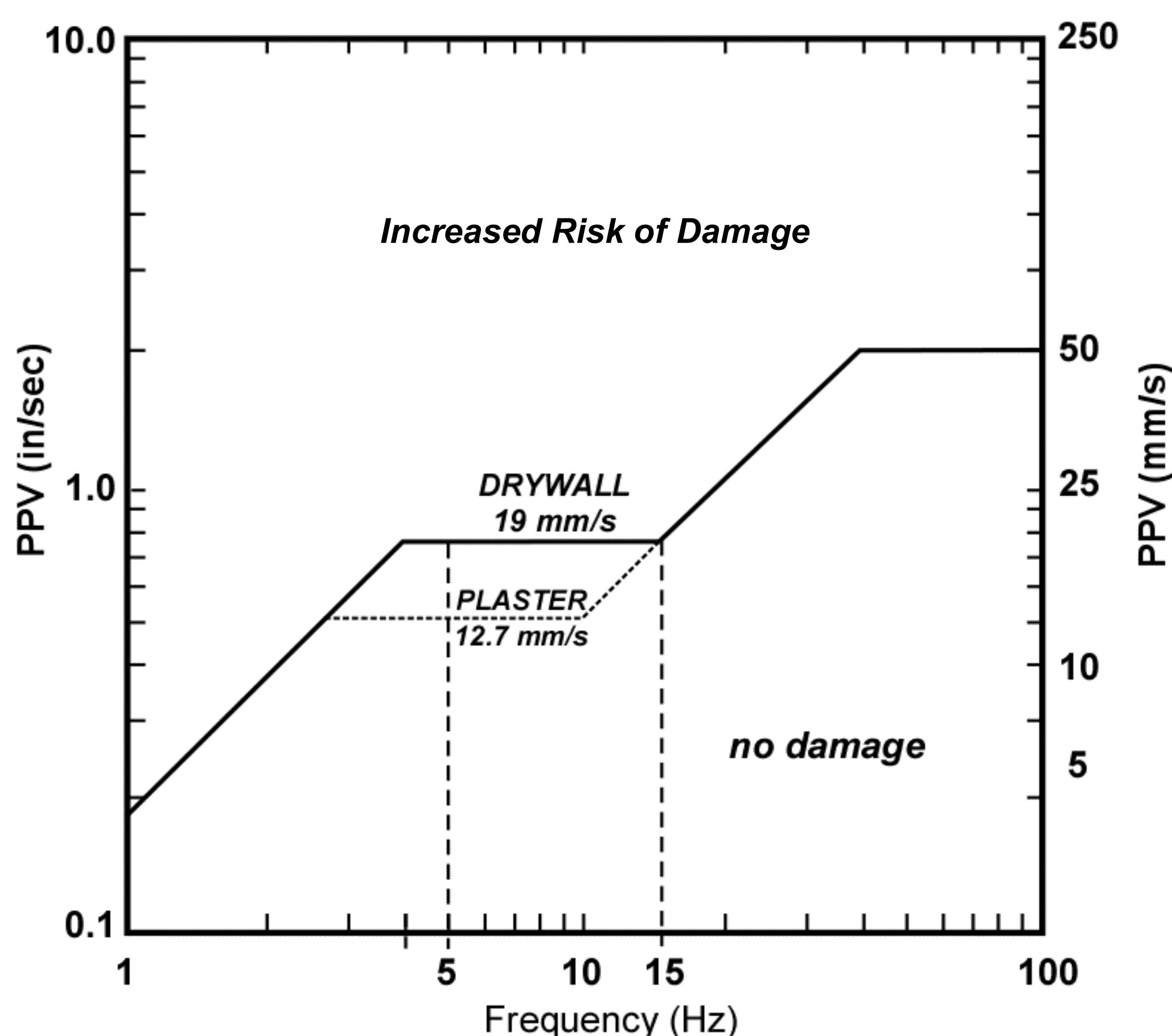
Require a detailed blasting plan, including a pre-blast survey of all nearby structures with additional fees for changes

Include a blasting-specific fee schedule in the bylaw that considers the volume of rock removed, permit extensions, & security deposits

Increase liability insurance requirements
Tie release of security to acceptance of post-blast topographic survey

NOISE & IMPACT

- Low frequency noise (mechanical rock hammering) is more disturbing to the human ear than high frequency noise (rock blasting)
- Damage depends on several circumstances, such as environmental conditions and other construction activity, but was roughly modeled by the former US Bureau of Mines (USBM) demonstrating higher frequency efforts resulted in less damage than lower frequency



USBM BLASTING STANDARD: FREQUENCY VERSUS PEAK PARTICLE VELOCITY
 SOURCE: SEEWEST, BEST PRACTICES GUIDE FOR CLOSE PROXIMITY BLASTING OPERATIONS, 2023

Restrict blasting times to Public Works operating hours:
 8am-4pm M-F except

- Statutory holidays
- Dec 24-Jan 2
- Nesting season

No onsite rock crushing or hoe-ramming

Maximum one blasting permit per year per property

Limit rock breaking to 10-15 working days:

- Extension subject to Director permission
- Extension subject to additional fees

HOE RAMMING

- **Hoe ramming** is a mechanical technique of breaking rock by pounding the rock using a heavy-duty pneumatic hammer installed on an articulated arm of a machine, which produces a persistent and low frequency noise
- Provides more precise rock-breaking in sensitive areas, like protection of tree roots and adjacent structures
- Other alternative rock breaking methods include hydraulic splitting, expanding grout, and the use of chemical agents



Prohibit
hoe ramming

Use alternative
rock breaking
methods

Address exceptional
circumstances

District of Oak Bay staff supplements required notifications with letters to affected owners one week prior to planned blasting

COMMUNICATION

Context:

- Quality of life is improved with minimized impacts and increased knowledge about potential impacts
- Neighbours should be aware of potential impacts in advance of any disturbance
- Good communication includes accessible information
- Blasters are regulated by WorkSafeBC to provide a minimum standard of notice to affected property owners about planned blasting operations

Require that rock removal areas be clearly marked on site, including depth and volume of rock to be removed

Include blasting permits on Development Tracker

Address	Application Type	Status	Application Date	Description
3165 TARN PL	ADVISORY DESIGN PANEL	ACTIVE	Aug 23, 2023	This is an application for Uplands Siting and Design to replace exterior window.
2980 LANSDOWNE RD	ADVISORY DESIGN PANEL	ACTIVE	Aug 14, 2023	This is an application for Uplands Siting and Design for a new single family dwelling.
2446 LANSDOWNE RD	ADVISORY DESIGN PANEL	ACTIVE	Aug 11, 2023	This is an application for Uplands Siting and Design.
3155 MIDLAND RD	ADVISORY DESIGN PANEL	ACTIVE	Aug 10, 2023	This is an application for Uplands Siting and Design to replace the garage door.
3255 UPLANDS RD	ADVISORY DESIGN PANEL	ACTIVE	Jun 30, 2023	This is an application for Uplands Siting and Design. This application is seeking to construct a single-storey addition to the front of the house, to expand the Primary Bedroom. In addition, the applicant seeks to expand some of the outdoor living spaces by adding and enlarging the rear deck space as well as some further exterior updates on the front facade of the house.
3475 BEACH DR	ADVISORY DESIGN PANEL	ACTIVE	Jun 27, 2023	This is an Uplands Siting and Design application for the construction of a single family home.